



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: October 20, 2004 REPORT NO. HO 04-04-165

ATTENTION: Hearing Officer

SUBJECT: VOLTAIRE LOFTS SITE DEVELOPMENT PERMIT AND VARIANCE
PROJECT NUMBER: 2529

LOCATION: 4135 Voltaire Street

APPLICANT: Larry Pappas, Pappas Design Group

SUMMARY

Requested Action - Should the Hearing Officer approve Site Development Permit No. 4641 and Variance No. 4642 to renovate an existing mixed-use commercial building and to construct four apartment units with tandem parking?

Staff Recommendation -

1. Certify Environmental Negative Declaration No. 420106
2. Approve Site Development Permit NO. 4641 and Variance No. 4642

Community Planning Group Recommendation – On April 18, 2004 the Peninsula Community Planning Board voted 9 to 0, with 4 abstentions, to approve the project.

Environmental Review - Negative Declaration No. 420106 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND

The 6,625 square-foot lot is located at 4135 Voltaire Street and lies within the CC-3-5 Zone, Coastal Height Limit Zone, Community Plan Implementation Zone, and Airport Environs Overlay Zone of the Peninsula Community Plan Area. The site sits on the south side of Voltaire Street, between Catalina Boulevard to the west and San Clemente Street to the east. The subject property is presently improved with a 3,634 square-foot, two-story, commercial mixed-use commercial building with four covered parking spaces (707 square feet) and five uncovered parking spaces. The project is surrounded by commercial and multi-family residential development.

DISCUSSION

The project proposes to retain and remodel 3,430 square-feet of the existing mixed-use commercial building along with 707 square feet of covered parking (three spaces.) Also proposed is the construction of two separate 3,049 square foot, two-unit, two and three-story, apartment buildings, with four covered parking spaces each. When completed, the site will have 11 total parking spaces, eight of which will be tandem.

Per the City's Land Development Code (LDC) Section 132.1402 (b)(4), this project requires a Site Development Permit as it lies within an area designated "Type B" of the Community Plan Implementation Overlay Zone. Furthermore, the project proposes tandem parking which is not allowed in this vicinity and as such, requires a variance. Sections 126.0502 and 126.0802 of the LDC establishes a discretionary process which allows an applicant to request, and the Hearing Officer to consider, a Site Development Permit which applies specific conditions as necessary to assure that the development does not adversely affect the applicable land use plan and a Variance when development can not comply with applicable regulations. Development Services staff has reviewed the proposed project and tandem parking variance and recommends approval.

On April 18, 2004, the Peninsula Community Planning Board voted nine to zero (with four abstentions) in support of the project. On September 15, 2004, a letter was sent to the Environmental Planner (in response to public notice of the environmental document) from the Peninsula Community Planning Board Chair, expressing concerns over traffic issues. Issues raised in the letter were addressed within the environmental document. It should be noted that the Community Planning Group Chair was acting independently of the group.

AFFORDABLE HOUSING

This project is subject to the Inclusionary Housing Ordinance. Compliance with the ordinance will be required upon issuance of building permits.

ALTERNATIVE

1. Approve Site Development Permit 4641 and Variance 4642, with modifications.
2. Deny Site Development Permit 4641 and Variance 4642, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Peter Lynch, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Data Sheet
4. Project Plans
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. Community Planning Group Recommendation
8. Ownership Disclosure
9. Project Chronology